

# 2002 E. OVERLAND TRAIL

2002 E Overland Tr, Abilene, TX 79601

EXECUTIVE  
SUMMARY



## OFFERING SUMMARY

Available SF:	2,720 SF
Lot Size:	0.91 Acres
Year Built:	2010
Building Size:	2,720 SF
Zoning:	GC

## PROPERTY OVERVIEW

Free standing restaurant space with drive thru located off of I-20 at first off ramp. Located in front of Lowes and one block from Walmart. Five hotels within two blocks. Two Universities with in ten minute drive. Hendrick hospital within ten minute drive.  
Call Paul or Tami Shifflett at 325-698-5661 or 325-370-1915 for more information.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Interstate Frontage
- High Traffic
- Very Good Condition
- Former Jack in the Box
- Corner Lot
- Brand new roof in 2020

PAUL A. JOHNSON

325.698.5661

paul@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL  
PHOTOS



PAUL A. JOHNSON

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LOCATION  
MAP



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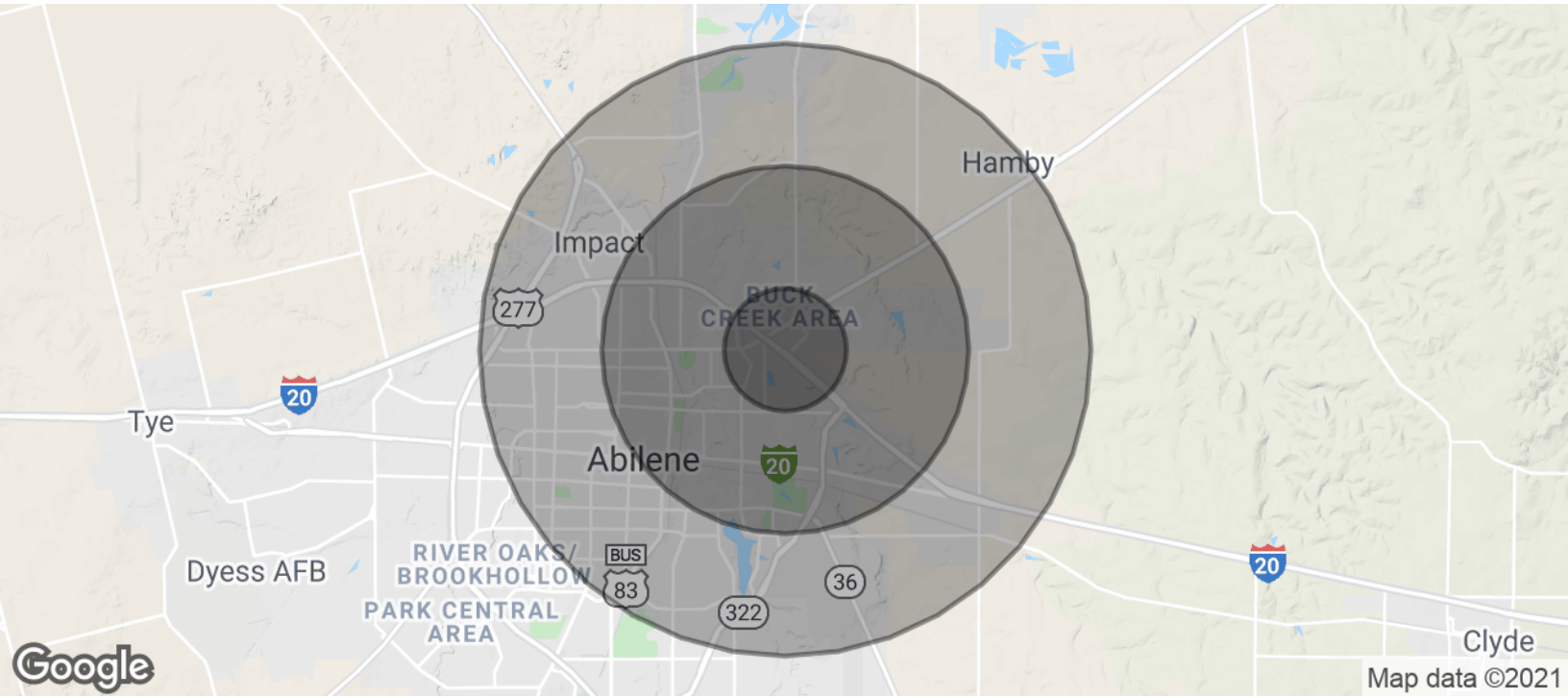
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DEMOGRAPHICS  
MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,448	22,290	56,980
Average age	21.7	26.3	30.9
Average age (Male)	22.3	25.3	29.4
Average age (Female)	21.4	28.4	33.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,068	8,138	20,734
# of persons per HH	3.2	2.7	2.7
Average HH income	\$55,311	\$45,356	\$46,769
Average house value	\$118,239	\$90,255	\$97,097

\* Demographic data derived from 2010 US Census

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